

Closed Session (Small Property Adjacent to Landfill) —June 7, 2010

At 5:41 p.m., the Board convened closed session on a matter relating to the acquisition of real property pursuant to N.C.G.S. 143-318.11(a)(5). Commissioners Holmes, Frye, Kemp, Haywood and Lanier were present. Also present were County Manager Richard Wells; Will Massie, Finance Officer; Darren Allen, County Attorney; Aimee Scotton, Associate County Attorney; David Townsend, III, Public Works Director and Cheryl Ivey, Clerk to the Board.

County Manager Richard Wells reminded the Board that Charles Small had sent a letter to the Board in January regarding his offer to sell to the County 69.64 acres of property adjoining the landfill for a total purchase price of \$766,000, or \$11,000/acre. Mr. Wells said that the land would be beneficial to the County for buffer purposes, but Mr. Small's asking price is unreasonable. The tax value of the land is only \$177,000. Mr. Wells said that in April, he had our Tax Department appraisers prepare a new appraisal using three comparables in close proximity to the landfill. The appraiser estimated the property value at between \$3,200 - \$3,800 per acre or \$222,720 - \$264,480 for the entire 69.64-acre tract. At the Board's May meeting, during closed session, the Board authorized Commissioner Kemp to negotiate with Mr. Small with a more reasonable price range of \$222,000 - \$264,000. Now, Mr. Small has sent a new offer of \$417,500 for the Board to consider.

Following discussion, the Board directed the County Manager to contact Mr. Small and inform him that the County is not interested in purchasing his property at this time.

On motion of Kemp, seconded by Haywood, the Board voted unanimously to end closed session at 5:47 p.m.

J. Harold Holmes, Chairman

Darrell L. Frye

Phil Kemp

Stan Haywood

Arnold Lanier

Cheryl A. Ivey, Clerk to the Board